

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Jose

State: CA

PJ's Total HOME Allocation Received: \$62,751,171

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	92.08 %	94.82 %	56	94.94 %	18	26	
% of Funds Disbursed	79.19 %	83.49 %	61	84.35 %	28	22	
Leveraging Ratio for Rental Activities	2.78	5.69	55	4.59	25	35	
% of Completed Rental Disbursements to All Rental Commitments***	95.28 %	73.69 %	20	81.38 %	77	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.81 %	60.98 %	32	68.05 %	58	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.32 %	78.15 %	43	79.65 %	61	49	
% of 0-30% AMI Renters to All Renters***	46.99 %	41.60 %	34	44.76 %	56	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.08 %	91.58 %	56	94.31 %	30	27	
Overall Ranking:			In State:	24 / 92	Nationally:	53 54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,425	\$32,063		\$25,245	1,013 Units	66.90 %	
Homebuyer Unit	\$46,019	\$19,349		\$14,395	214 Units	14.10 %	
Homeowner-Rehab Unit	\$12,324	\$26,200		\$20,186	288 Units	19.00 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$96,003	\$376,963	\$12,324
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.6	33.2	50.7	0.0
Black/African American:	16.9	2.8	3.5	0.0
Asian:	5.3	23.4	17.0	0.0
American Indian/Alaska Native:	0.4	0.0	1.7	0.0
Native Hawaiian/Pacific Islander:	0.0	3.3	1.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.0	0.0
Asian and White:	0.0	0.0	1.0	0.0
Black/African American and White:	0.0	0.0	1.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0
Other Multi Racial:	0.7	4.7	5.6	0.0
Asian/Pacific Islander:	11.7	2.8	0.0	0.0

ETHNICITY:

Hispanic	27.3	29.9	17.0	0.0
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HOUSEHOLD SIZE:

1 Person:	54.8	44.4	33.7	0.0
2 Persons:	21.4	16.4	33.3	0.0
3 Persons:	13.6	21.0	14.6	0.0
4 Persons:	6.8	12.6	9.0	0.0
5 Persons:	2.0	4.2	5.9	0.0
6 Persons:	1.3	0.9	2.1	0.0
7 Persons:	0.1	0.5	0.7	0.0
8 or more Persons:	0.1	0.0	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.9	46.3	22.6	0.0
Elderly:	30.5	1.9	41.3	0.0
Related/Single Parent:	14.8	13.6	12.2	0.0
Related/Two Parent:	12.6	26.2	17.4	0.0
Other:	2.2	12.1	6.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.9	0.0 [#]
HOME TBRA:	9.8	
Other:	11.2	
No Assistance:	55.1	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 53
(Percentile)
State Rank: 24 / 92 PJs Overall Rank: 54
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	95.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	70.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	94.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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